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eddisons.com

NEW WAREHOUSE / INDUSTRIAL UNITS
FOR SALE / TO LET

Eddisons

Incorporating Barker Storey Matthews



ENTERPRISE PARK, BROADWAY, YAXLEY, PETERBOROUGH PE7 3WY

Prices from £294,950

Rents from £16,950 pax

**Size: 114 – 492 sq m
(1,685 – 5,300 sq ft)**

- Terraced and semi-detached warehouses
- Units available to occupy immediately
- Highly prominent estate fronting Broadway
- All units meet improved insulation requirements, saving operating costs

LOCATION

Peterborough is a cathedral city in Cambridgeshire, situated in the heart of the East of England. The city is located approximately 80 miles north of London, 77 miles east of Birmingham and 32 miles north of Cambridge.

The site has direct access to Broadway and is located 3 miles from J16 of the A1(M) at Norman Cross with access to the Parkway dual carriageway road system around Peterborough which is approximately 2 miles to the northeast.

The site is serviced by a main bus route and is adjacent to the recently developed Eagle Business Park - a modern 30+ acre trade counter, industrial, warehouse and mixed-use estate. Nearby occupiers include Screwfix, Junction 17 Cars, Howdens and many others.

DESCRIPTION

New industrial/ warehouse development designed with structural landscaping to create a new industrial estate. Units are constructed as terraced, semi-detached, and detached units with the following specification:

- Steel portal frame construction with 6m eaves heights.
- Each unit has an office, toilet and first floor windows
- LED lighting throughout and electric loading doors.
- Good levels of car parking.
- Offices fitted with suspended ceilings and recessed LED lighting.
- All units benefit from a fibre connection.
- A standard occupier board will be erected. Cost to be £400 + VAT
- Thames Court is fenced and gated

The balance of the land at Enterprise Park is available for industrial/ trade counter/ showroom/ leisure/ retail design and builds. For further information on this aspect contact the agents.

ACCOMMODATION AND PRICE

Units	Size (sq m)	Size (sq ft)	Price/Rent
1 Thames Court	174	1,870	SOLD
2 Thames Court	174	1,870	SOLD
3 Thames Court	246	2,650	SOLD
4 Thames Court	246	2,650	SOLD
5 Thames Court	246	2,650	SOLD
6 Thames Court	246	2,650	SOLD
7 Thames Court	174	1,870	£16,950
8 Thames Court	174	1,870	SOLD

1 Nene Court	251	2,700	LET
2 Nene Court	224	2,410	£374,000/ £24,250 pax
3 Nene Court	224	2,410	£374,000/ £24,250 pax
4 Nene Court	230	2,475	£384,000/ £24,750 pax
5 Nene Court	230	2,475	£384,000/ £24,750 pax
6 Nene Court	216	2,325	SOLD
7 Enterprise Way	356	3,830	LET
8 Enterprise Way	356	3,830	RESERVED
9 Enterprise Way	356	3,830	SOLD
10 Enterprise Way	341	3,670	£578,000/ £36,750 pax
11 Enterprise Way	315	3,390	SOLD
12 Enterprise Way	246	2,645	SOLD
14 Enterprise Way	177	1,905	£19,500 pax
15 Enterprise Way	177	1,905	SOLD
16 Enterprise Way	177	1,905	SOLD
17 Enterprise Way	177	1,905	SOLD
18/19 Enterprise Way	415	4,465	RESERVED

Above units available immediately

ACCOMMODATION AND PRICE

Units	Size (sq.m)	Size (sq ft)	Price
2 Trent Way	157.5	1,690	SOLD
4 Trent Way	156.5	1,685	£294,950
6 Trent Way	156.5	1,685	£294,950
8 Trent Way	156.5	1,685	Reserved
10 Trent Way	156.5	1,685	Reserved
12 Trent Way	193	2,080	£364,000
1 Eden Way	115	1,235	Reserved
2 Eden Way	114	1,225	SOLD
3 Eden Way	114	1,225	SOLD
4 Eden Way	114	1,225	Reserved
5 Eden Way	175	1,884	£329,500
Plot 7C/D	948	10,214	SOLD
Plot 3	1672	18,000	SOLD

Above units available immediately

For more information, visit eddisons.com
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Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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SERVICES

Mains electricity, drainage and water will be made available to the units. interested parties are asked to make their own enquiries

BUSINESS RATES

The units are awaiting assessment

VAT

We understand that vat will be charged on the price/rent.

LEGAL COSTS

Each party to bear their own costs in relation to this transaction.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the communal areas of the estate. more information available from the agents.

EPC

EPCS are available from the agents

PLANNING

Full planning for B1, B2 and B8 uses

TENURE

Units are available for sale freehold. Some units are also available to lease – see availability schedule.

TIMING

All units are available for immediate occupation.

DEVELOPER

The development is by Broadway Developments Yaxley Limited. The directors have been involved with the development of Newark East, Peterborough in 2017. Eagle Business Park and Plot 8 Kingston Park in 2018/19 and Peregrine Business Park, Yaxley.

Barnack Estates UK Ltd will be the main contractor. Barnack have a strong reputation locally and have developed over 300 industrial/office and showroom units in Cambridgeshire over the last 15 years.

VIEWING

Strictly by appointment with the joint sole agents:-

Eddisons
incorporating **Barker Storey Matthews**
33 Thorpe Road, Peterborough PE3 6AB

Contact: Gavin Hynes
gavin.hynes@eddisons.com
01733 897722

Or

Savills
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Ref: 801.116332
231108



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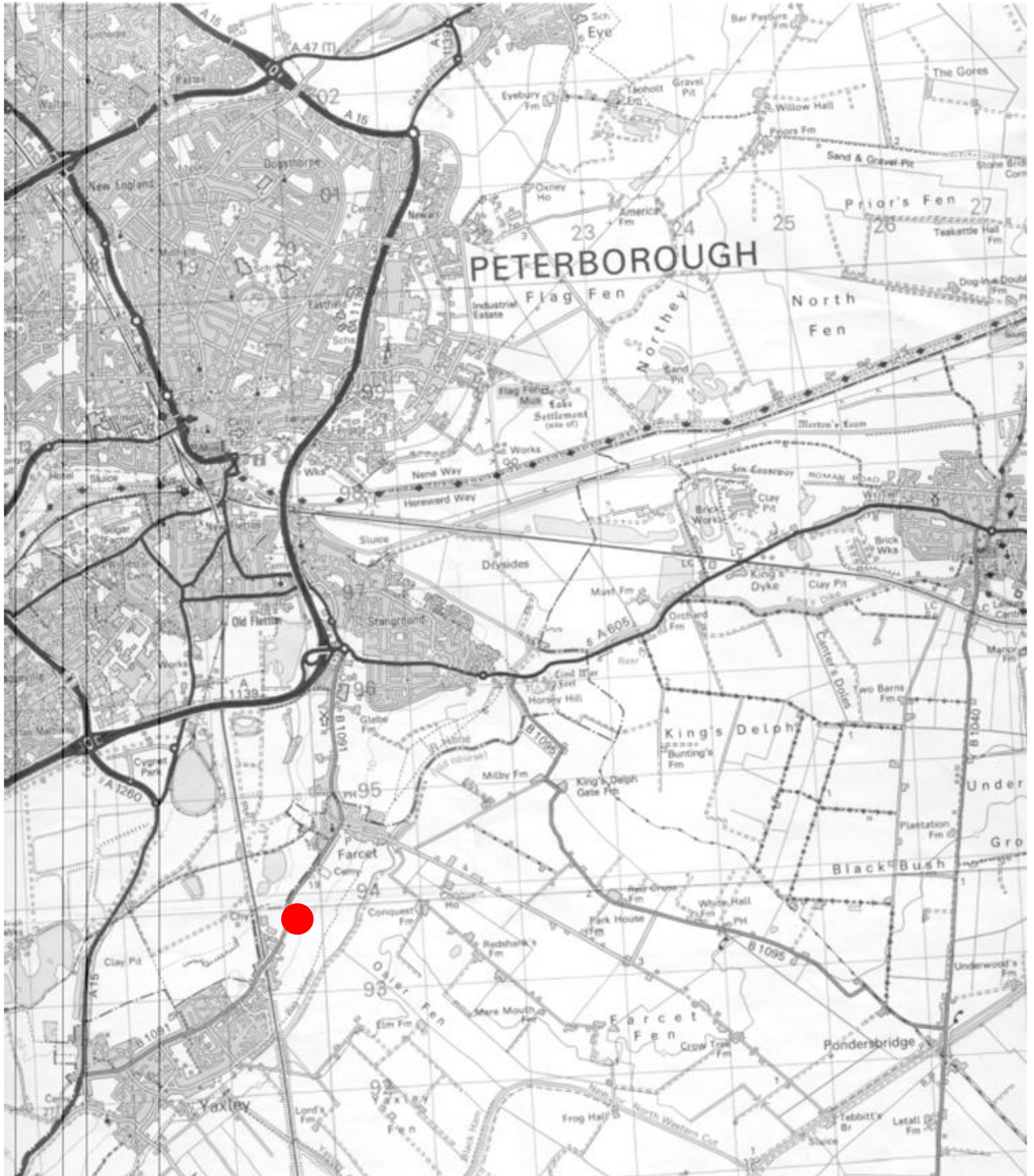
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